



Address: [307 WEST FORK DR](#)
City: ARLINGTON
Georeference: 1030-3-2
Subdivision: ARLINGTON WEST INDUSTRIAL PARK
Neighborhood Code: WH-Arlington West

Latitude: 32.7345293798
Longitude: -97.1649597853
TAD Map: 2102-388
MAPSCO: TAR-081L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ARLINGTON WEST INDUSTRIAL PARK Block 3 Lot 2

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: F1

Year Built: 1973

Personal Property Account: Multi

Agent: PEYCO SOUTHWEST REALTY INC (00509)

Notice Sent Date: 4/15/2025

Notice Value: \$481,000

Protest Deadline Date: 5/31/2024

Site Number: 80013856
Site Name: WT GRINDING & SUPPLY
Site Class: WHStorage - Warehouse-Storage
Parcels: 1
Primary Building Name: 101 WAREHOUSE / 00087904
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 7,400
Net Leasable Area⁺⁺⁺: 7,400
Percent Complete: 100%
Land Sqft^{*}: 19,600
Land Acres^{*}: 0.4499
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TRACHIER JOHN ROBERT

Primary Owner Address:

1404 PEGGY LN
KENNE DALE, TX 76060-5831

Deed Date: 6/18/2024
Deed Volume:
Deed Page:
Instrument: [D224113229](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRACHIER FREDRICK JAMES JR;TRACHIER JOHN ROBERT	1/31/2019	D219019310		
TRACHIER JOHN ROBERT;TRACHIER PATRICIA K	1/30/2019	D219019309		
TRACHIER PATRICIA K	1/30/2019	D219019119		
TRACHIER FRED;TRACHIER PATRICIA K	5/16/1986	00090740002182	0009074	0002182
TRA WHA-INT	12/31/1900	000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$439,840	\$41,160	\$481,000	\$341,880
2024	\$243,740	\$41,160	\$284,900	\$284,900
2023	\$232,640	\$41,160	\$273,800	\$273,800
2022	\$225,140	\$41,160	\$266,300	\$266,300
2021	\$226,904	\$24,696	\$251,600	\$251,600
2020	\$212,104	\$24,696	\$236,800	\$236,800

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.